

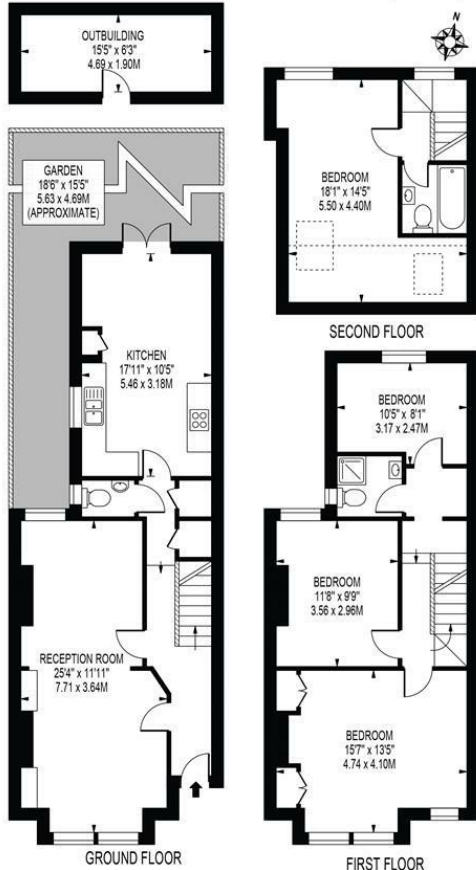
Boundary Road Colliers Wood, SW19 2DE

£865,000 Freehold



A beautifully presented four bedroom, two bathroom Period family home, located on a much desired and sought after tree lined road close to Colliers Wood Underground Station, local shops and the amenities of Tooting High Street, as well as two parks. On the ground floor there is a spacious lounge with a period fireplace, a downstairs cloakroom and a lovely modern kitchen / breakfast room that opens out on to the private rear garden. On the first floor is a large master bedroom, a generous second bedroom, a family bathroom, and the fourth bedroom, with loft space above. On the top floor there is a further double bedroom and a modern bathroom. Period houses on this road are rarely available, so we urge you to book viewings early to avoid disappointment.

BOUNDARY ROAD
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1365 SQ FT - 126.78 SQ M
 (INCLUDING RESTRICTED HEIGHT & EXCLUDING OUTBUILDING)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 96 SQ FT - 8.91 SQ M
 APPROXIMATE GROSS INTERNAL AREA OF RESTRICTED HEIGHT: 66 SQ FT - 6.16 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Period Family Home
- Four Bedrooms
- Two Bathrooms
- Highly Sought After Location
- Close To Tube Station
- Downstairs W/C
- Tooting High Street Nearby
- EPC Rating : C
- Merton Council Tax Band : D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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